



Recommendation for Action

File #: 21-3482, Agenda Item #: 58.

12/2/2021

Posting Language

Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of three parking spaces at 1512 W. Koenig Lane within the 25-year and 100-year floodplains of the Hancock Branch Tributary of Shoal Creek.

Lead Department

Watershed Protection Department.

Fiscal Note

This item has no fiscal impact.

For More Information:

Kevin Shunk, 512-974-9176; Rebeka McKay 512-974-3353.

Council Committee, Boards and Commission Action:

September 16, 2020 - The Environmental Commission recommended approval of a variance to LDC 25-8-261 to construct a private driveway and parking in a Critical Water Quality Zone with a 9-0 vote with Commissioners Smith and Nill absent.

October 13, 2020 - Planning Commission approved the LDC variance to LDC 25-8-261 with a 10-0 vote with Commissioners Pulido and Connolly abstaining, and one vacancy on the Commission.

Additional Backup Information:

Allandale Real Estate LLC, owner of 1512 W. Koenig Lane, through the engineer of record, Andrew Evans of Kimley-Horn, LLC, seeks to obtain a site development permit for a proposed concrete driveway loop around an existing building and the creation of three parking spaces on the property that are required by the Land Development Code due to the proposed change of use of the property from residential to commercial. The property to be redeveloped consists of one parcel totaling 0.1796 acres and contains one residential building. The entirety of the property is located within the 25-year and 100-year floodplains of the Hancock Branch Tributary of Shoal Creek. As part of the site's redevelopment, the applicant proposes to construct three parking spaces including one ADA compliant space behind the existing building. The site plan application associated with the project is SP-2019-0561C.

The owner seeks variances to the City of Austin's floodplain management regulations to: 1) encroach on the 25-year and 100-year floodplains with the proposed parking; 2) alter the property in a way that increases its nonconformity; and 3) exclude the building footprint from the required drainage easement.

Due to the proposed parking being located in the 25-year floodplain and the depth of floodwater during a 100-year flood event, the proposed development exceeds the threshold of staff's administrative authority. A summary of the maximum depths and velocities of flood water can be found in the table below:

<i>25-year flood</i>	<i>100-year flood</i>
<i>Maximum Depth of</i>	<i>Maximum Depth of</i>
<i>Water in feet and</i>	<i>Water in feet and</i>

	<i>Velocity in feet per second</i>	<i>Velocity in feet per second</i>
At Parking Area	1.2 (0.8)	1.5 (1.0)

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS APPROVAL OF THIS VARIANCE REQUEST.

Strategic Outcome(s):

Safety.